



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant	Cllr D Savage
Cllr S Bird (Vice Chairman)	Cllr M Jepson	Cllr S Wiles
Cllr S Bennett	Cllr M Morris	Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 18 December 2019** at **9.15 am** for the transaction of the following business:

A G E N D A

1. Public Question Time

Up to 15 minutes is set aside to allow members of the public (up to one minute each) to make representations or put questions to the Committee on any relevant matters.

Members of the public wishing to comment on a specific planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

2. Apologies for Absence

To receive any apologies for absence.

3. Declarations of Interest

To receive any declarations of interest and to consider requests for dispensations from Members on matters in which they have a disclosable pecuniary interest.

4. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 4 December 2019 as a true record. **(Pages 4-7)**

5. Planning Applications

To consider the following planning, and other, applications received since the previous agenda:

- a) **DC/19/4528/OUT** | Residential development of 10 units, alterations to existing vehicular access and associated external works and parking.
Land At Junction With Garrison Lane And High Road West
Applicant: Mr R Harrison [Link to Documents](#)

- b) **DC/19/4589/FUL** | Construction of two-storey detached dwelling, new vehicular access, associated landscaping
53 Rosemary Avenue
Applicant: Mr & Mrs Craig [Link to Documents](#)

- c) **DC/19/4726/OUT** | Outline Application - proposal for one dwelling
44 St Georges Road
Applicant: Mr & Mrs A Warren [Link to Documents](#)

- d) **DC/19/4616/FUL** | Proposed Conservatory & Rear Balcony
10 The Pines
Applicant: Mr & Mrs B Newton [Link to Documents](#)

- e) **DC/19/4729/FUL** | Proposed single storey rear & side extension
10 Kendal Green
Applicant: Mr Bushell [Link to Documents](#)

- f) **DC/19/4610/FUL** | Erection Of Single Storey Rear Extension
84 Ranelagh Road
Applicant: Mr & Mrs R Lucock [Link to Documents](#)

- g) **DC/19/4375/VOC** | Variation of Condition No 4 of DC/17/1928/FUL - To park 7 No. cars at basement level - Creation of new front and side balconies, alterations to fenestration, creation of roof-top terrace, relocation of car-lift port and amendments to approved car park layout
Cliff House Chevalier Road
Applicant: Mr J Whyman [Link to Documents](#)

- h) **DC/19/4572/FUL** | Lift shaft for disabled person
93 Cliff Road
Applicant: Mr & Mrs J Woodhouse [Link to Documents](#)

6. Planning Decisions

To note the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Page 8)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 8 January 2020 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
11 December 2019

For information (via email): All Town Councillors
 Local Press
 Felixstowe Chamber of Trade & Commerce

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 4 December 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr M Morris (*from item 349b-d*)
Cllr S Bird (Vice Chairman) Cllr D Savage (*to item 349d*)
Cllr S Bennett Cllr S Wiles
Cllr S Gallant (*to item 349d*) Cllr K Williams (*to item 349d*)
Cllr M Jepson (*to item 349d*)

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: Mr L Boudville ESC Parking Manager
4 members of the public

344. PUBLIC QUESTIONS

The Chairman advised that he would invite members of the public attending for specific applications to make their representations immediately prior to the application being considered.

Committee heard from a member of the public regarding a recent exhibition by Persimmon Homes on their forthcoming Cowpasture Farm Development.

345. APOLOGIES FOR ABSENCE

Apologies for lateness were received from **Cllr M Morris**.

Cllr S Gallant, Cllr M Jepson, Cllr M Morris, Cllr D Savage and Cllr K Williams gave apologies in advance of needing to leave the meeting at 12.20 to attend to other business.

346. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr M Jepson	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

As no Pecuniary declarations were made, there were no requests for dispensation.

347. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 20 November** be signed by the Chairman as a true record.

348. EAST SUFFOLK COUNCIL PARKING MANAGEMENT

Mr Boudville, ESC Parking Manager, gave a presentation on the logistics of taking over responsibility for parking on the commencement of Civil Parking Enforcement, which was anticipated to be laid before parliament by the end of January 2020. Members noted that a mobile application ‘Ringo’ would enable cashless payments and the ability to remotely top-up parking tickets. He briefly elaborated on the various benefits of using the App from the point of view of the car users and the enforcement officers. The Committee asked if ESC was looking at the Council’s recommendation of ‘Free after 3pm’ on Saturday, Mr Boudville confirmed that localised parking schemes would be considered in conjunction with data to maximise their effectiveness. In response to a Member’s question it was confirmed that ticket machines would also take cash. ESC anticipated having around 22 civil enforcement attendants across the area to implement parking regulations which would help clear unauthorised parking within the town.

Committee NOTED the report from the ESC Parking Manager.

349. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from members of the public attending in relation to application (a). Concerns about the proposal focused on the position of the garage and the addition of the wall which would alter the purposefully designed open character of this street in the Conservation Area.

a	DC/19/4442/FUL Single storey extensions, detached garage with new wall 1 College Green
<p>FTC strongly recommends REFUSAL for this development, which in a number of ways is fundamentally at odds with the objectives of the Felixstowe Conservation Area and the particular aspects in regard to College Green, as highlighted in the recent Draft Felixstowe Conservation Area Appraisal document: Para 12.3 “College Green, an attractively-laid out development on former Felixstowe College land, with brick houses with timber framed detailing in well-landscaped gardens.”</p> <p>In particular:</p> <p>a) The combination of the proposed garage and very intrusive brick wall will seriously damage the open layout of this area which was a fundamental design principle of the original planning permission aiming to preserve the open character of the area, previously the College playing fields and, prior to that, the environs of Ridley House and similar nearby properties;</p>	

b) The proposed change from timber-framed detailing, itself referred to in the Felixstowe Conservation Area Appraisal, to the proposed horizontal resin cement boarding, would significantly change the iconic characteristic to this property which is the gateway to College Green;

c) The proposed extension to the eastern elevation would, in its own right, also impinge on the open character of the area and of the building itself.

d) Additionally, aside from Conservation Area aspects, the development could seriously damage the very attractive streetscene of College Green and Foxgrove Lane, in contravention of DM21(a) and (f).

In summary, this application is clearly against the concept of “preserving or enhancing” the Conservation Area.

b	DC/19/4513/FUL Two dwellings Land To Rear Of 49-53 High Road East
Committee recommended APPROVAL	

At 11.00am the meeting was adjourned, resuming at 12.00pm

c	DC/19/4503/FUL Erection of detached dwelling Land To The Rear Of Nos 9 To 15 York Road
Committee recommended APPROVAL.	

At this point, Cllrs S Gallant, M Jepson, D Savage and K Williams left the meeting at 12.20 to attend to other business.

d	DC/19/4464/FUL Construction of front extension (revised scheme) 6 Langdale Close
Committee recommended REFUSAL. We believe this extension at a depth of 3m would have an unacceptable and detrimental effect in terms of its massing and form in contravention of DM21a.	

e	DC/19/4471/ROC Removal of Condition 5 of C6583/2 - Erection of farmhouse (submission of details under Outline Planning Permission C6583. - Removal of Agricultural Occupancy Condition Cowpasture Farm Gulpher Road
Committee recommended APPROVAL.	

f	DC/19/4174/VOC Approval of Reserved Matters on application DC/19/2752/PN3 (Prior Notification Application - Change of use to a tea shop.) 81 High Road West
Committee recommended APPROVAL.	

g	DC/19/4529/TCA Fell 1 Lime tree and Pollard 1 Lime tree by 50% to previous pollard point. Colbourn Court 11 Ranelagh Road
Committee had NO OBJECTION to the work proposed subject to the guidance of East Suffolk Council's Arboricultural Officer.	

h	DC/19/4414/TCA Remove 1no. Walnut tree due to over size and risk of damage and future subsidance. Replace with smaller ash tree. Located in back garden. 28 Berners Road
Committee had NO OBJECTION to the work proposed subject to the guidance of East Suffolk Council's Arboricultural Officer.	

350. PLANNING DECISIONS

RESOLVED that the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

351. CORRESPONDENCE

The Clerk reported that he had received an e-mail asking if Felixstowe would like to designate 'a quiet lane'. As Gulpher Road had received that designation, and with Felixstowe being only one of four parishes with a 'designated road' in Suffolk, the Clerk was asked to respond to that effect.

CLOSURE

The meeting was closed at 1.04pm. The date of the next meeting was noted as being Wednesday 18 December 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

Approved by ESC (and recommended for Approval by this Committee):

DC/19/3961/FUL | Retrospective Application for moving 1800 high close board fence. Remove brick height of boundary wall to Fairfield Avenue and raise to 1150 o/a height above pavement level in close boarded fencing. Erect garden room in side garden. Remove screen brick wall to east garden and erect brick/timber fence in position.

17A Beatrice Avenue

DC/19/3941/FUL | To remove conservatory and extend single storey to rear of property for larger utility room and kitchen/family room.

22 Lansdowne Road

DC/19/4012/FUL | To extend first floor bathroom to rear of the property. To demolish conservatory and erect extension to form kitchen/ family room.

4 Grasmere Avenue

DC/19/4035/FUL | The Installation of an external plant area comprising a wall mounted 152 KW dry cooler and a pump-station.

2-4 Langer Road

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None

Withdrawn

DC/19/3158/FUL & DC/19/3159/LBC | We plan to host weddings/civil ceremonies and also the wedding breakfast/after parties. This will be using three communal/shared rooms within Harvest House. No changes will be made to extend or alter the building in anyway. |

Harvest House 1 Cobbold Road